

26th Avenue North

Reconstruction Project

Assessment Information Meeting
Presentation

January 25, 2016



Minneapolis
City of Lakes

26th Avenue North

Introductions

City Street Designer – Jeff Handeland, PE

City Construction Engineer – Stephanie Malmberg

City Assessment Office – Suzette Hjermstad

City Water Department Engineer – Bob Ervin

City Chief Field Inspector – Menbere Wodajo

Project Manager – Kevin Anderson, PE (AECOM)

Project Design Engineer – Greg Brown, PE (AECOM)



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Speaker: Jeff Handeland

26th Avenue North

Presentation Summary

Project Purpose and Background

Planned Improvements

Project Funding

Assessment Methodology

Construction Schedule and Sequencing

Questions



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Project Purpose

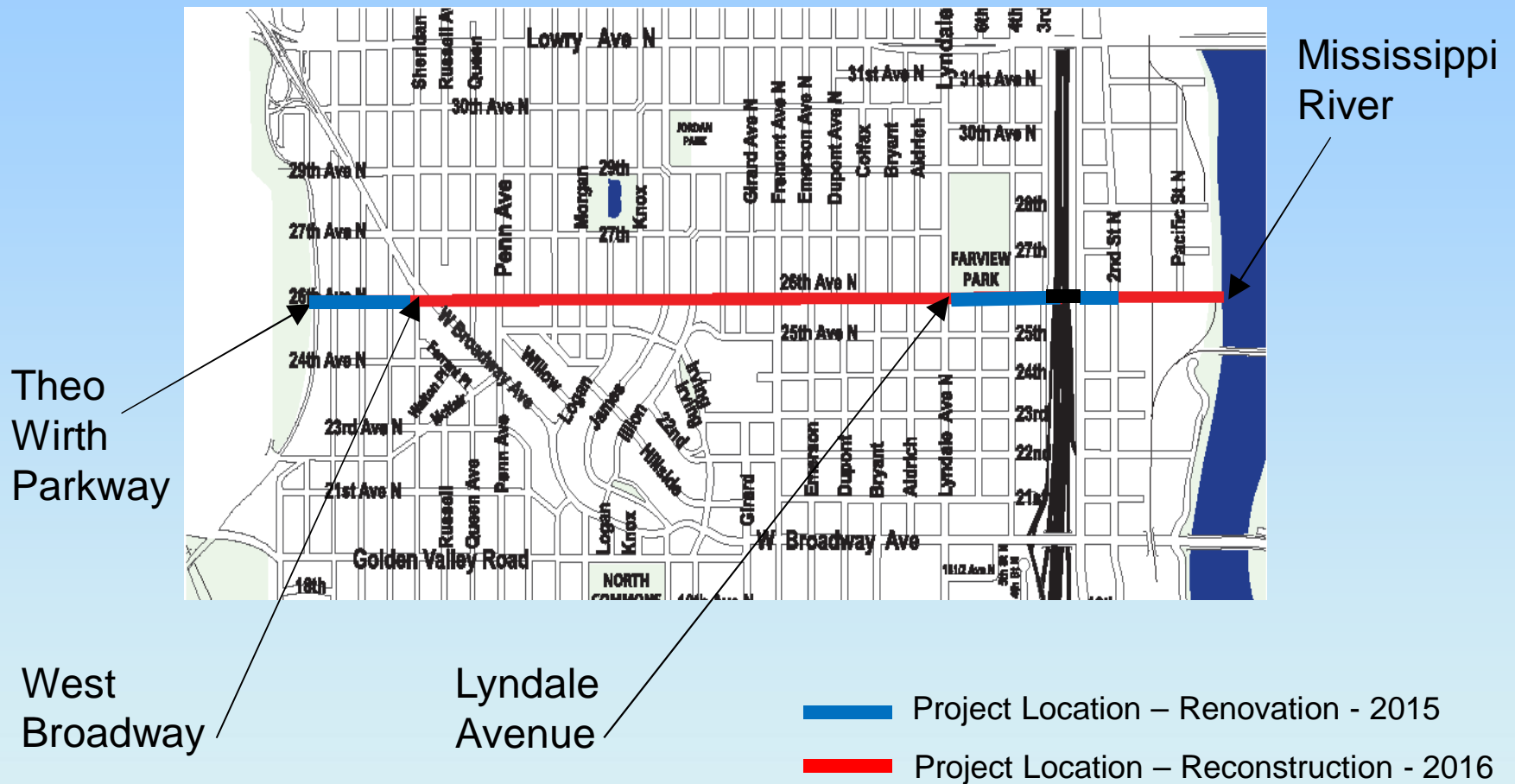
- Roadway Reconstruction and Renovation
- Poor Pavement Condition
- Narrower Roadway, “Greenway” Boulevard
- Construct Off-Street Path
- Pedestrian and Bike Connectivity



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Project Limits



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General Project Scope

Roadway Reconstruction:

- Pavement Reconstruction
 - W. Broadway to Lyndale Avenue
 - 2nd Street to Mississippi River
- New sidewalk and trail on north side
- New sidewalk on south side
- Street narrowing from 36 ft. (current) to 26'



Other work:

- Drainage Improvements
- Sanitary Improvements
- Watermain Improvements
- Signal improvements
- Wider boulevards with new boulevard trees
- Crosswalk improvements
- Artistic Corridor Amenities

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Project Design Development

- Public & Neighborhood Meetings (2014)
- Neighborhood Plans
- City Bike and Pedestrian Advisory Committees
- MPRB, MnDOT, Mpls Schools
- Utility Locations
- Limited Right-of-Way
- Engineering Standards and Judgement
- Streetlighting petition failed, existing lights to remain

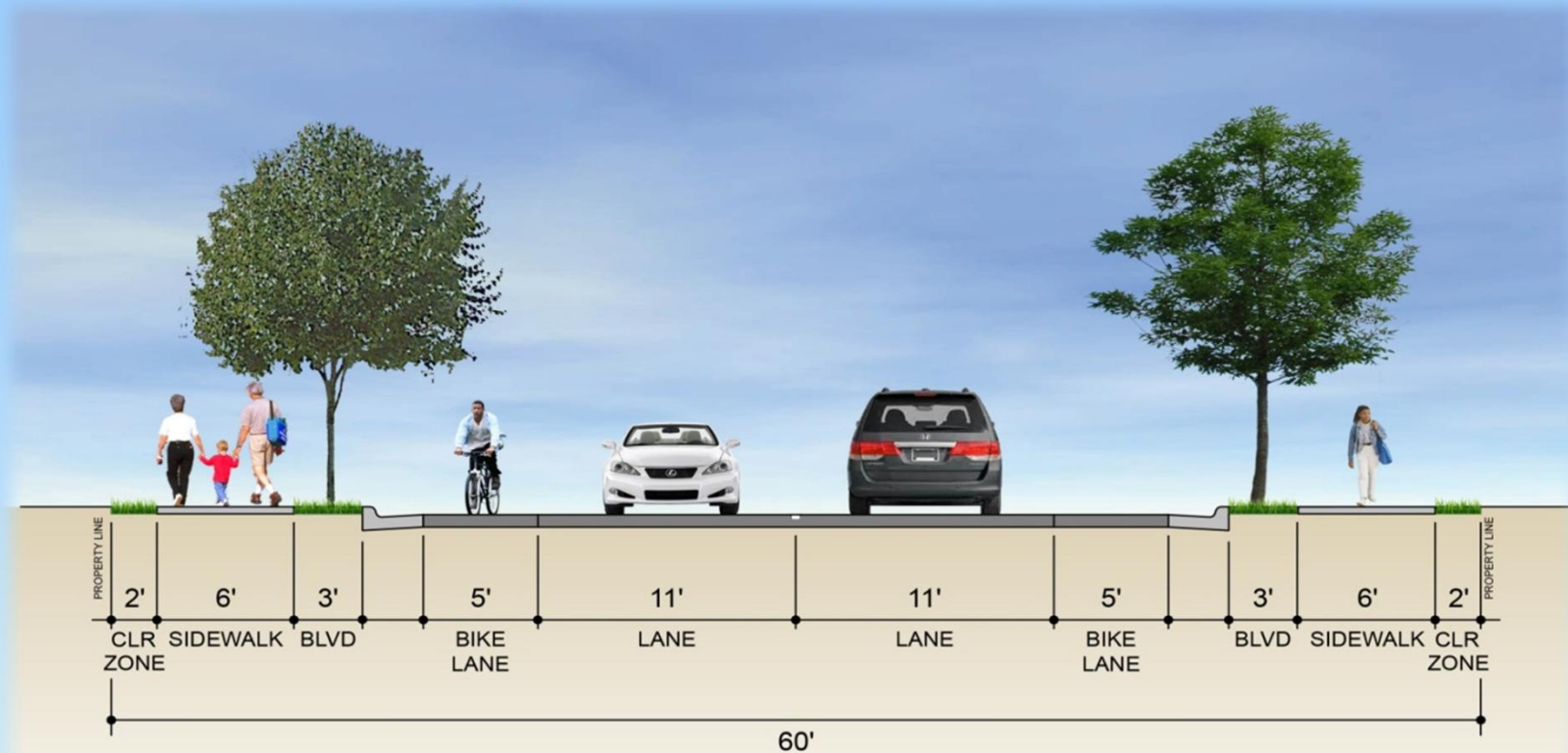


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Typical Cross Sections

Typical Existing Section



EXISTING 26TH AVE NORTH

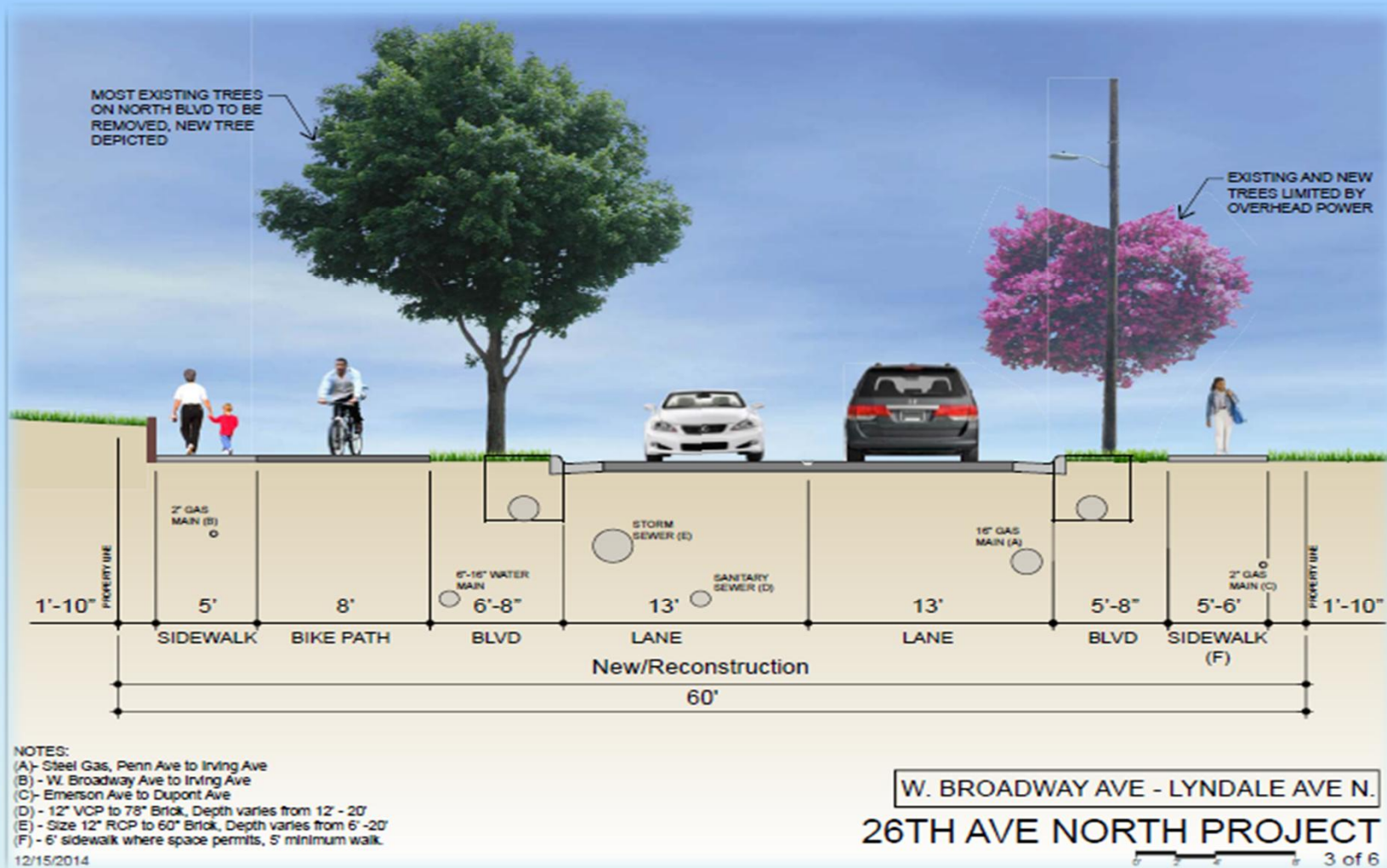


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Typical Cross Sections

Typical Reconstruction Section



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Complete Paving Section

Phase 1 Construction Photo



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Project Funding

- Project Cost: \$12,000,000
- Municipal State Aid
- Net Debt Bonds
- Assessments (approx. 16% of total)



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Assessments

2016 Uniform Reconstruction Assessment Rates

- \$2.52 per sq. ft. Non-Residential
- \$0.84 per sq. ft. Residential

Influence Area Method

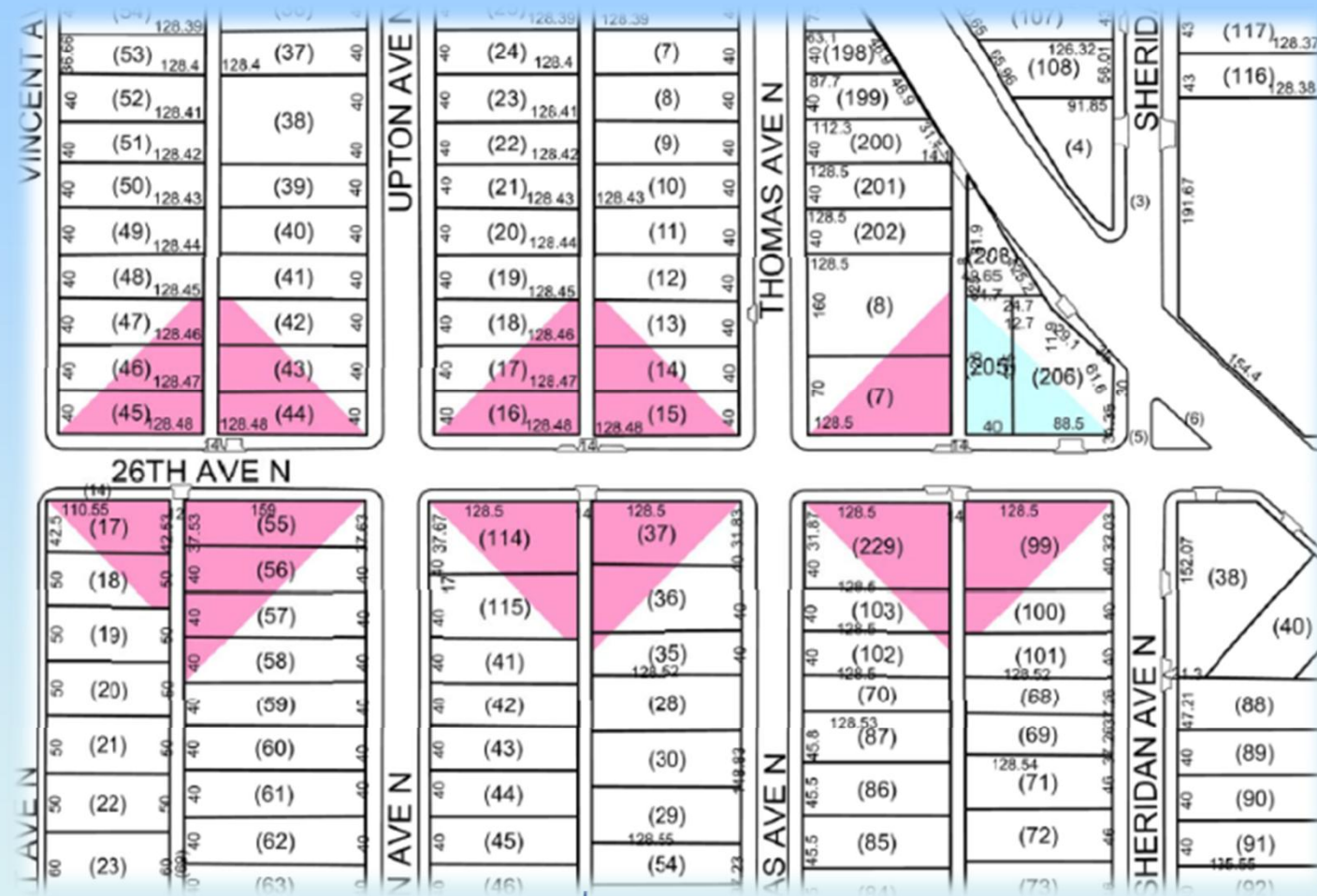


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Assessments

Sample Renovation Influence Area

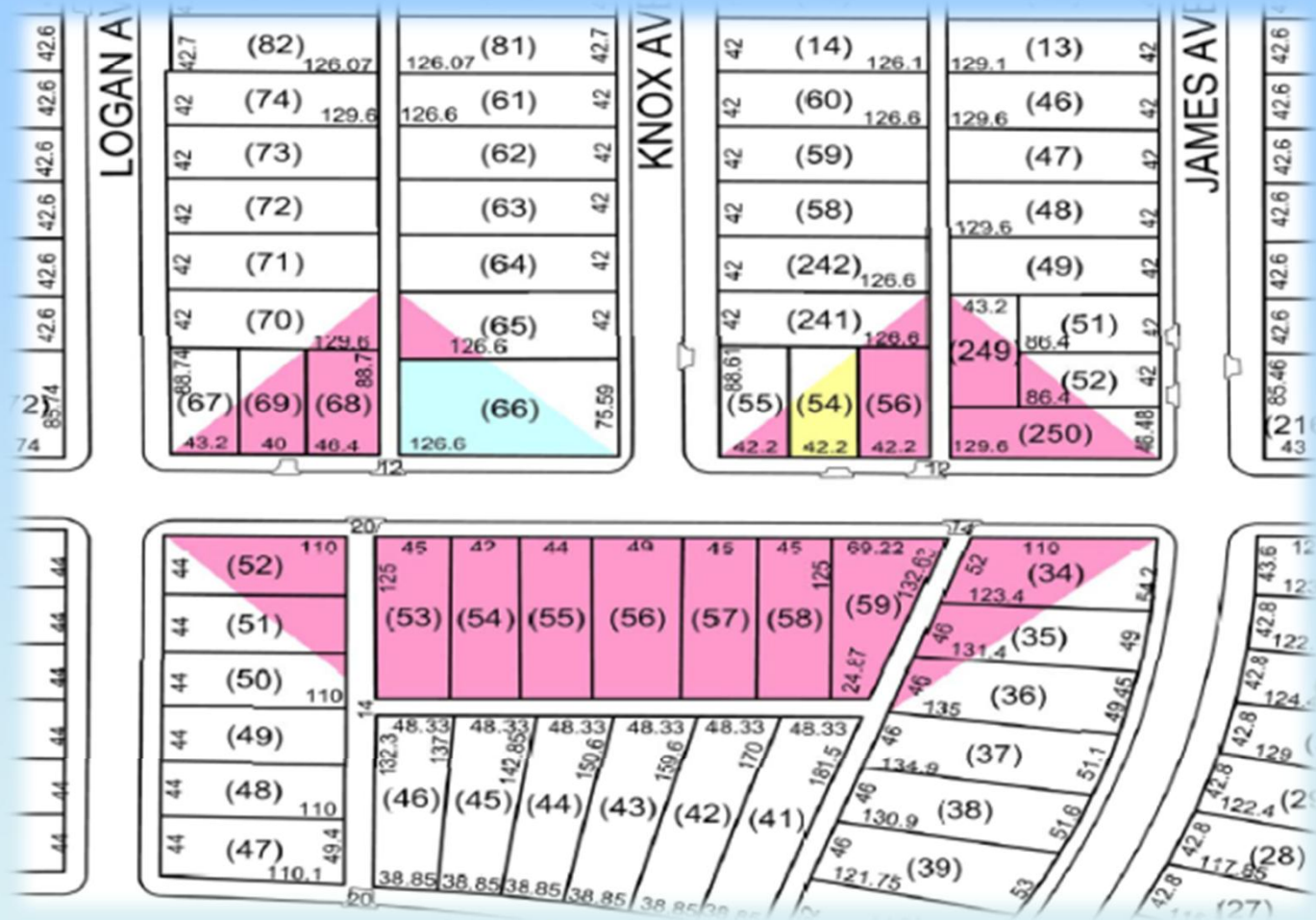


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Assessments

Sample Reconstruction Influence Area



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Assessments

- Example Calculation
 - \$0.84 sq. ft. residential 2016
 - 45 x 125 ft. lot
 - $45 \times 125 \times \$0.84 = \$4,725$
 - About \$280/year over 20 years
 - Equivalent to \$23/month



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Construction Sequencing

- Project will be split into two separate phases:
 - Phase 1, W. Broadway to Lyndale Avenue
 - Phase 2, 2nd Street N. to Mississippi River
- Phase 1 and Phase 2 work is scheduled to start in Mid March with watermain and sewer work by City crews.
- Phase 1 roadway work is scheduled to begin in mid May, with tree removal and pavement removal.
- Phase 2 work will be coordinated with other projects and utilities in that segment and is anticipated to start in mid summer.
- Phase 1 is intended to be substantially complete by end of 2016, with sod, tree planting and sidewalk work to be completed in 2017. Weather and underground construction pace may impact completion schedule.



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Construction Notes

- There will be times it will be difficult to access into and out of the area. We will work with you individually regarding access into your property.
- Driveway access will be maintained with temporary gravel as necessary.
- Access to driveways will be closed for periods during driveway and roadway concrete placement and curing. Curing time generally extends for 5-7 days. This work will be coordinated with property owners.
- Temporary water services will be installed for many properties to facilitate watermain improvements. This work will be coordinated with property owners as applicable.

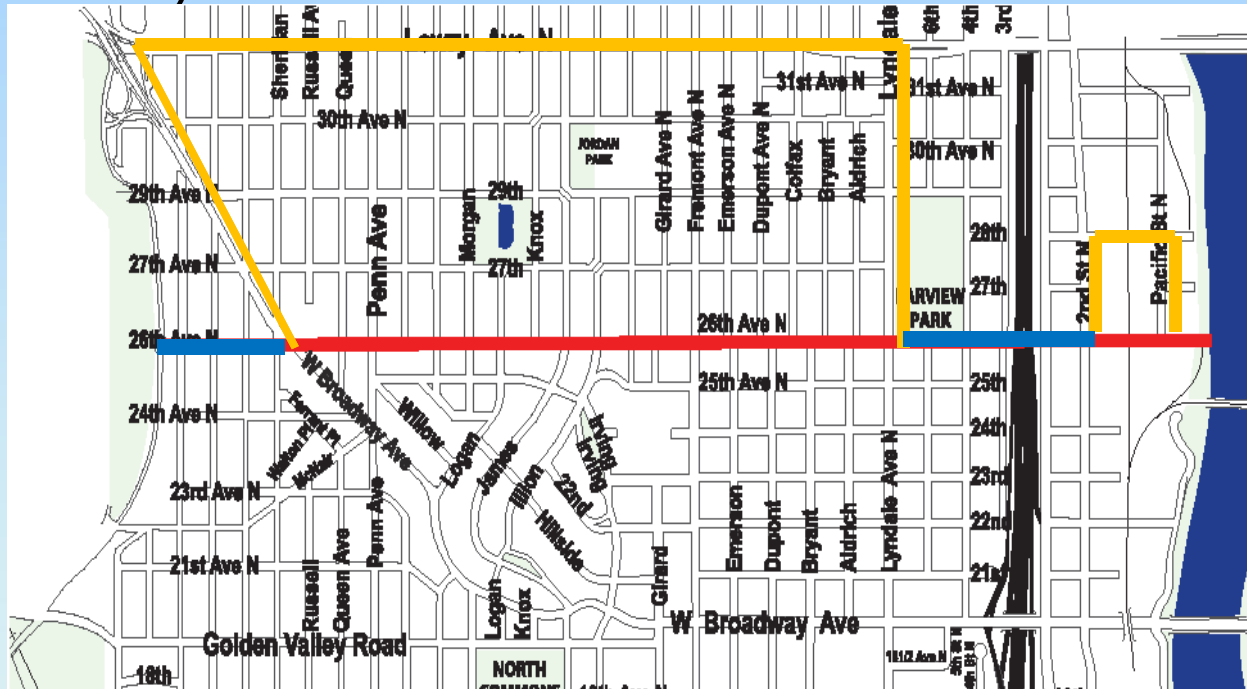


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Signed Detour

- West Broadway Avenue
- Lowry Avenue
- Lyndale Avenue



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Construction Operations

Road closure and detour

Photo by David E. Romm



Local access to be maintained

Photo by David E. Romm



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Construction Operations

Underground Construction



Pavement and Sidewalk Removal



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Construction Operations

Grading



Grading



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Construction Operations

Concrete Roadway Construction



Trail Construction



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Construction Operations

Driveway Apron Construction



Temporary Driveway Ramps



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Thank you

- Next Steps

- Assessment Hearing: February 2, 2016
- Solicit Contractor Bids
- Begin Construction – Spring, 2016

- Contact Information

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- Suzette Hjermstad: Suzette.Hjermstad@minneapolismn.gov
- Project website
 - <http://www.minneapolismn.gov/cip/future>



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